AUGUST-SEPTEMBER 1952

CPAC Newsletter

N.H.A. Sections May Marry: What Offspring Are Promised?

Federal legislation to assist slum clearance and residential redevelopment may become more versatile as a result of recommendations made by the House of Commons Standing Committee on Banking and Commerce, after consideration of evidence offered by the Central Mortgage and Housing Corporation and others.

The Committee paid special attention in The National Housing Act to Section 12 (which sets up Federal cash grants for buying and clearing slums), and Section 35 (which governs how the Government may take part with any Province in the financing of residential land purchase and servicing, and the building of houses for sale or rent at cost or less). The Committee recommended that Section 12 be amended to permit its use *in conjunction with* Section 35. The Minister of Resources and Development, attending the Committee, supported this change.

The Committee's second recommendation calls for a further amendment to Section 12, to allow for the erection of non-residential buildings on slum land cleared with Federal aid, so long as other land, capable of holding at least as many houses as are knocked down, is turned over to the public or private agency which is to launch new housing construction.

Section 12 of the National Housing Act provides that Federal grants may be given to municipalities to defray the cost of property for "the clearance, replanning, rehabilitation and modernization of slum areas or blighted or sub-standard areas." A maximum grant is allowed of one half the difference between the cost of acquiring and clearing a given slum area and the fair sale price of the cleared land for new moderate-rental housing. As the Act has stood since 1944, such land must be sold to a limited dividend housing corporation or to a life assurance company, willing to construct the rental housing.

Section 35 of the Act provides for a Federal advance of 75 per cent of the capital cost of (1) acquisition and development of land for housing purposes, and (2) construction of modest dwellings for sale or rent—if the Province in question agrees to its financial share in the undertaking.

But the Parliamentary Committee was told this summer that slum land acquired under Section 12 cannot be delivered to the Federal-Provincial partnership established under Section 35—because that partnership of governments is neither a limited dividend housing corporation or a life assurance company. Their first recommendation, therefore, calls for the amendment of Section 12 so that the cost of a slum site bought and cleared by a municipality *can* be written down, with Federal help, when that site is to be taken over by a Federal-Provincial partnership for new rental housing.

—Continued on page 2

COMMUNITY PLANNING ASSOCIATION OF CANADA, OTTAWA

NHA SECTIONS MAY MARRY—cont'd

Another limiting factor in the present legislation, brought to light through testimony to the Committee, is that slum land cleared with Federal assistance *must* be re-used for housing projects. Realizing that in many instances the area may no longer be suited to residential development, the Committee recommended that "Section 12 be amended to permit the land cleared of buildings under the provisions of this Section to be used for commercial or other purposes, providing the municipality makes available . . . an area of land sufficient for the construction of a housing project containing at least the same number of housing units as those demolished."

These changes, if adopted by Parliament, will result in urban re-development legislation more flexible than that adopted in 1944 and 1949. It was pointed out that slum clearance and rebuilding of the area in public housing *could* take place entirely under three-year-old Section 35; in fact, there seems to have been no application to do so. If there were, since most Canadian slums lie in near-downtown areas, the cost of buying up the areas would be high—and that cost would have to be carried by the future tenants or the Federal-Provincial partnership over the 50-year financial life of the project. By enlisting the older provision jointly with the newer one, this high cost of land and clearance can be written down at the outset; from there on, the tenants, local Housing Authority and Provincial-Federal partnership would have a lighter money burden to reckon with.

It should also be noted that the only use so far made of Section 12 is in Toronto's Regent Park, where City and Dominion between them met the whole "excess cost of acquisition" of some $2,300,000. Considering that a city will get back full taxes on any Section 35 project, its financial officers may foresee a net gain for it in offering half the cash needed to get possession of low-tax slum properties. In other words, joint use of the two Sections can lead to a wider range of relative contributions from the three kinds of government in future re-housing ventures.

Branches of this Association in such places as Halifax will likewise rejoice, if senior government aid may be enlisted to effect *physical changes* in the pattern of residential and other uses, according to comprehensive plans, by 'swapping' land cleared under Section 12 for more suitable tracts for new housing to be built under Section 35 or otherwise.

In sum, the recommendations of the Commons Committee on Banking and Commerce look to greater freedom of choice in *location* of rental housing in our cities, in *sharing* the costs as between governments, and in *timing* of repayment as between present and future administrations. Step up, Your Worship, and take your choice!

MAYORS' CONFERENCE

15th Annual Conference of the Canadian Federation of Mayors and Municipalities

Canadian Municipal leaders met with Community Planners when CPAC representatives delivered the Association's presentation to the 15th Annual Conference of the Canadian Federation of Mayors and Municipalities, held in Calgary June 29-30.

The CPAC submission, entitled "The City Nuclear," was presented by W. Harold Clark, CPAC president; C. E. Campeau; Eric W. Thrift; P. Alan Deacon; Noel Dant and R. T. Donald. The presentation showed the advantages of the planned, decentralized community in war or peace.

"We believe that rapid, and for the most part, unregulated growth of our towns and cities has rendered them vulnerable to several dangers," Mr. Clark said in his introductory remarks. "But we also believe that . . . we can alter the pattern of urban growth and make larger centres *less vulnerable* from without and from within and both large and small centres *more productive* of those things spiritual and material which constitute our best defence in time of peace as well as in time of war."

Our cities are vulnerable, Mr. Clark told the conference, "from within by strangulation, by creeping paralysis, by decay as evidenced by inefficient street patterns, by traffic jams, by slums. And how are we vulnerable from without? There seems to be general agreement that bigger cities are better and more tempting cities—that is from an enemy's point of view."

Commenting on the problems of overgrowth, Mr. Campeau listed as the liabilities of the greater cities inflated labour charges, high land charges, which make acquisition of land for public purposes extremely costly, high building and rental costs, overcrowding of families, traffic congestion, a high municipal debt, a high tax burden, a longer journey to work and more expensive public services, including transportation. "Such factors are reflected in the fact that, from 1941 to 1951, Greater Montreal and Toronto, for example, grew substantially slower than the average Canadian city," he added.

"Before our big cities have been shot to pieces, by mistakes rather than atomic bombs, it may be well to adopt policies which again will make our urban developments desirable places in which to live, and will provide the better value for the tax-dollar which has to be anyway," Mr. Campeau concluded.

Taking as examples his own city of Greater Winnipeg, Calgary, and Vancouver and the Lower Mainland of British Columbia, Mr. Thrift outlined some of the limiting factors on urban growth already experienced in this country. Winnipeg, he said, has limited the great expense of pumping sewage from developments distant from the rivers and main collector sewers, due to the flat character of the land; by the limitations of the

existing sewage disposal plant; and by transportation problems.

In addition to problems of services and transportation as in Winnipeg, expansion in Calgary is limited by the character of the land surrounding the present city; high bluffs and escarpments along the main river valleys have served to imped urbanization. The Lower Mainland of British Columbia has another problem; the need for good food-raising land to provide the city's people with an adequate supply of fresh food, Mr. Thrift pointed out.

The problems facing the smaller municipalities of the major urban regions were pointed out by **Mr. Deacon.** "Small town councils in these regions have been attempting to meet and deal with the overwhelming demands for big city services without the technical aids of big city administration and moreover without the means at their disposal to provide the expansion of municipal services required," he said.

In order to solve this problem, Mr. Deacon suggested, the fringe municipality should be linked with the large urban centre in some pattern of government that would provide the mechanism for providing adequate technical and financial assistance to the smaller community.

In explaining the satellite town to the conference, **Mr. Dant,** Town Planner for the city of Edmonton, sketched the history and development of the idea, describing what has been done elsewhere and how the practice could be applied to Canadian cities. The requirements for a satellite town, as described by Mr. Dant, are:

1. It must be far enough away from the central city to be self contained in its normal daily shopping, business, recreation and social life. It must be self-contained in its public utilities and local transportation systems. It must not be parasitical on the public systems of any other satellites.

2. Places of employment of the majority of the inhabitants must be found within their own satellite.

3. Industry related to the satellite must be in sufficient proportion to provide for a solvent local government.

4. Its maximum size as a self-contained unit must naturally be pre-determined in order that realistic estimates can be made concerning reservation of land for public and private purposes.

5. It must be closely linked by a radial road and rail system to the central city and by an expressway system to its neighbouring satellites.

In summation, **Mr. Donald** urged the mayors to support the resolution suggested by the Association. "A major reorientation of thinking on municipal affairs would undoubtedly be required in order to transplant urban growth from the fringes of the big cities to the satellite towns," he said. "There would also be required a corresponding shift in the financial aids for the many features of urban development that are available from the senior governments. The Community Planning Association has suggested to your federation that these matters should be given particular further study."

The resolution on Community Planning, which was adopted by the Conference, stated:

WHEREAS planning is needed to make the best of the accelerated urban growth throughout Canada; and

WHEREAS it has been shown that there are social, economic and defensive disadvantages in concentrating this growth on the fringes of large urban areas; and

WHEREAS a more adequate and systematic arrangement must be found for raising and applying funds for urban development:

BE IT RESOLVED:

1. That this Conference record its belief in the growing need of a satellite pattern of development for larger urban centres, including:

   —a pre-determined limit to the sprawl of the central city;

   —enlargement of subsidiary towns separated from the central city;

   —redevelopment of the blighted areas at the heart of the central city;

   all as features of a plan and program prepared by each metropolitan region; and

   Whereas we believe that the problem of urban development is one of such seriousness and importance as to justify a complete study and investigation:

THEREFORE BE IT RESOLVED that we recommend that the National Executive of the Canadian Federation of Mayors and Municipalities be instructed to carry out such a survey.

Two other resolutions of interest to CPAC adopted by the Federation were:

1. *Provincial Assistance for Self-Liquidating Municipal Public Works:* THAT the Provincial Governments be requested to make adequate funds available at low interest rates to municipalities for public works projects.

2. *Low Rental Housing Projects:* It is recommended that the Federation urge all Provincial Governments to implement Section 35 of the National Housing Act in order that municipal governments throughout Canada may avail themselves of such facilities for the construction of low cost, low rental housing for low-income families.

An additional presentation by a CPAC representative was made when Sir Brian Dunfield, judge of the Newfoundland supreme court and a member of the National council, addressed a luncheon meeting of the Federation. Sir Brian outlined the current economic status of Newfoundland, which, he told the mayors, "is in the middle of a period of great prosperity."

The complete texts of the CPAC presentation to the Mayors' conference will be published in the near future.

Press Digest

Edmonton Launches Parking Survey

A comprehensive parking survey, designed to determine where, when and for how long Edmonton motorists park in the city's downtown area, has been conducted by the Edmonton Town Planning Department, under the direction of Senior Assistant Town Planner Cyril A. Greenglass.

Preliminary results of the survey show:

It takes an average ten minutes to drive from the centre of the city to a point three miles out. So, the planners point out, driving is no problem in Edmonton. But the tests also showed that, during normal business hours, an average of 21 minutes is required to find a parking space within three blocks of the planned destination.

When completed and analyzed, the survey will also show the total amount of available parking space on the streets, what percentage of Edmontonians use their automobiles for downtown shopping excursions, what percentage would use their cars if parking facilities were more readily available, and the average length of time the parking spaces would be required.

From the results of the survey, the Town Planning Department hopes to arrive at a method of alleviating the city's present trying parking conditions.

St. John's Creates City Planning Division

Stanley H. Pickett, formerly assistant to the County Planning Officer in Somerset, England, has been appointed to head the newly established City Planning Division for the city of St. John's, Newfoundland.

In his capacity as City Planner, Mr. Pickett will be advised by a citizen's committee headed by Sir Brian Dunfield, Chairman of the earlier statutory Town Planning Commission and a CPAC Council member.

A native of Lancashire, England, Mr. Pickett trained for four years in the office of a well known British architect, surveyor and town planner, and has spent several years with the planning authority in Somerset.

Among the jobs confronting the planner and his citizen advisors will be preparation of plans for slum clearance and rehousing, and the drafting of a master plan for the future layout of the city, extending for one mile around the present built-up area.

St. John's is among the first of the smaller Canadian cities to establish a City Planning Office. Earlier this year the Newfoundland capital made housing history when it became the site of the first completed public housing project constructed under section 35 of the National Housing Act.

CPAC Councillor Honoured For Professional Work

The Association joins in congratulating Mr. John M. Kitchen, who was admitted to the College of Fellows of the Royal Architectural Institute of Canada at their recent convocation in Vancouver.

Mr. Kitchen has been associated with planning in the Ottawa area for many years, and served as secretary of the Town Planning Institute of Canada. He is at present directing the National Capital Planning Service.

His interest and energy had much to do with the formation of CPAC, and he has been a member of the Council since the day our charter was issued.

The recognition of his professional colleagues was formally conveyed to him in Ottawa by Dr. A. J. Hazelgrove, a past-president of the R.A.I.C. and also a member of the first Council of CPAC.

Housing Projects Contribute More Taxes Than Slum Areas

Families living in public housing projects contribute more in city taxes than those living in a slum area, it was shown in the results of recent U.S. surveys.

The surveys were reported by the National Association of Housing Officials.

A comparative study recently completed by the Chicago Housing Authority showed that low income families in slum areas contributed an average of only $19 a year toward local government taxes. These same families, if living in a public housing project where rent is charged according to income and payments made to the Housing Authority in lieu of taxes, would contribute $40.30 a year to the municipality.

Another study made for the Moline, Illinois, Housing Authority showed similar results.

Australia Encourages Industrial Estates

The Cumberland County Council, the municipal body governing the Sydney, Australia, area, has advocated the development of industrial estates as an acceptable method of providing for planned industrial development.

A tract of land designed for industry by a single authority, the industrial estate is provided with roads, railways, electricity, water, sewage, fire protection and other necessary services. On some estates land is leased or sold to approved industries; more often factories of various sizes are built to standard specifications and rented to interested manufacturers.

This method of industrial development, popular in Great Britain for 25 years, has recently spread to many other countries. In Canada, for instance, a similar project has been set up at Ajax, Ontario.

Board Refuses to Change Official Plan

The Ontario Municipal Board has ruled that in their jurisdiction an amendment to an official plan "can only be justified when there is evidence to support the view that a change in the character of a fairly large area is required in the public interest, and that it is supported by the application of sound planning principles."

The ruling came in a judgment passed on an application to change a small section of Jarvis Street in Toronto from residential to commercial use to permit construction of a service station.

Counsel for the applicant argued that more service stations were needed to supply the heavy automobile traffic now using Jarvis street.

In the decision, the Board stated that because Jarvis street is such an important traffic artery, this "is the most cogent argument against the establishment of more commercial establishments of this type, which will inevitably impede the flow of traffic."

The Board also noted that "the real issue" in the application "is whether the character of the district is to remain substantially residential or whether further commercial intrusion is to be permitted."

New Towns: Conditions are Ripe

The elements needed to make New Towns an economic reality are at hand, states the *Architectural Forum*.

Factors favouring such development, the *Forum* points out, are:

Shopping centre development, which helps to pay for a big development;

Emergence of the large-scale operative builder who can put up thousands of houses at once and take a chance on their sale;

Background of planning skill;

Threat of the atomic bomb, for which big cities would be the logical target.

SECRETARY TREASURER'S REPORT FOR 1951-52

As Presented to the Sixth Annual General Meeting of the Association

The past year has been one in which the ideas which unite the Members of the Association have continued to flow out across the land, and there are also signs that they have sunk a little deeper into the local scene. This is reflected in the substantial increase of membership to a figure upwards of 850 individuals and groups —higher than that attained in any previous year.

The spread and growth of our activities is likewise reflected in the chronicles of seven very active Divisions and of more than a score of local Branches. Our Field Secretary in the Atlantic Provinces has been admirably employed, both as to problems or urban redevelopment in Halifax and as to the extension of fully organized CPAC work into the two island Provinces. Your Council has always sought to safeguard the privilege of Divisional leaders to construct their own programs, and to carry them out in their own way. This autonomy has nowhere been more fully appreciated than in French Canada, where an ancient heritage of buildings, rapid industrialization, and the lack of specific planning legislation have been the elements out of which the year's work was built. The Ontario Division has strengthened its position as the chosen instrument of the Provincial Department of Planning and Development for the introduction to the public of its aims and methods. The Manitoba and Alberta Divisions have on a host of local occasions drawn attention by word and picture to opportunities for sound development. The British Columbia Division has kept the pace which it was the first to set, in intense application to specific planning problems, always in close association with those officially responsible for their solutions.

In addition, your Council has performed its many other functions as the clearing house at the service of the Members active in the field. It has directed the distribution of over 50,000 pieces of printed matter and the circulation of an increasing list of films and displays on planning topics. Several additional informational projects are nearing completion, under the supervision of Committees of Council.

It will be seen from the Financial Statement below that Council, a majority of whose Members are now named by Divisions, has tried its best to stretch its means in support of these active regional programs: fully 45% of the outlay approved during the year has been placed in the hands of Divisional Officers.

What may be called the 'invisible' information production of the Association in the past year has included co-operation in nearly a dozen international, national and local broadcasts. The position of CPAC in this regard is perhaps reflected in that, while selecting individuals thought competent to discuss defence housing, those responsible for the program *Citizen's Forum* hit upon a half dozen Canadians—most of whom turned out to be Members of this Association. In a similar category of production are a number of articles upon housing and planning in Canada placed in periodicals here and abroad, an increasing picture and factual reference service to editors and other agencies, frequent quotation and reproduction from the pages of our publications, and a happily growing custom of consultation with the Association on the part of official planning agencies—almost as a matter of course.

It has been the privilege of the Association to help announce the terms of assisted study at the four schools of planning, to confer with those in charge of the courses upon the work they are doing, and to be associated with the publication and display of some of their studies and achievements. A logical outcome of our links with official planning agencies and with the planning schools is that no issue of our *Newsletter* has this year been complete without an announcement of some professional position available in a Canadian planning agency.

Lest a note of complacency be detected, it should immediately be said that, in a Parliamentary Committee where the work of this Association was referred to, the need was clearly expressed for links between CPAC and the building industry—bonds as firm as those we now have with most of the governments and many of the information services in this country. That opinion might well be considered when we come to chart the course we are now to steer.

At the last Annual General Meeting, the Members directed that special steps should be taken to chart that course more clearly. To this end Council established a small Committee which has been at work during the year; when the opportunity arose to present a message to the assembled Mayors and municipal officials of this country, it was seen as a chance to formulate a substantial part of our basic aims. Out of that occasion came a resolution by the Canadian Federation of Mayors and Municipalities, calling for regional machinery to guide the growth of our major urban centres, and inviting detailed study of the legislative and administrative changes required to that end. If CPAC can join in that study in the coming year it may be regarded as the logical development from the directive given to your Council in 1951.

I speak for all those in the national office when I say we look forward to our part in these tasks, in the confidence that we will continue to enjoy the unselfish support of National and Divisional Officers, Active and

Sustaining Members, and the staff in the field—the spirit of co-operation which has marked the six years of growth of this Association.

A Statement of Revenues and Expenditures for the year which ended on June 30th, 1952, extracted from the report of the Auditors to the Association, is appended to this Report. The complete statements and schedules of the Auditors are available for examination at the Annual General Meeting, and any time thereafter at the national office of the Association.

All of which is respectfully submitted.

ALAN H. ARMSTRONG,
Secretary-Treasurer

COMMUNITY PLANNING ASSOCIATION OF CANADA

Statement of Revenues and Expenditures for the year ended June 30th, 1952

Revenues		
Grants from Central Mortgage and Housing Corporation	$58,545.12	
Membership fees collected from members, per Schedule I	4,665.28	
Grants from provincial governments and others, per Schedule I	4,735.00	
Miscellaneous	47.33	
	$67,992.73	
Less: Portion of revenues credited to provincial divisions	29,551.85	
		$38,440.88
Expenditures:		
Alterations to leased premises	$ 260.05	
Audit fees and expenses	424.71	
Bank charges	103.25	
Freight, telephone, telegraph and teletype	485.30	
Membership in other organizations	195.88	
Office supplies	662.73	
Postage and excise	914.49	
Printed matter and display	9,060.55	
Salaries and unemployment insurance	17,035.22	
Subscriptions to newspapers	70.93	
Sundry expense	428.64	
Travelling expenses	5,177.75	
Office equipment	118.00	
Rent	1,395.00	
Insurance	35.50	
		36,368.00
Excess of Revenues over Expenditures, transferred to Statement of Surplus		$ 2,072.88

COMMUNITY PLANNING ASSOCIATION OF CANADA

President: W. Harold Clark (Toronto)
Chairman of Executive: Robert T. Donald
Executive Director: Alan H. Armstrong

NATIONAL OFFICE:

169 Somerset St. West, Ottawa

DIVISIONAL OFFICES:

Nova Scotia.....42 Lucknow St., Halifax
Quebec.....14 St. James Street East, Montreal
187 St. Joseph Street, Quebec
Ontario.....1323 Bay Street, Toronto
Manitoba.....223 Curry Building, Winnipeg
Alberta.....640 Tenth St. N. W., Calgary
British Columbia.1205 - 736 Granville Street, Vancouver

The object of the Association is to encourage citizen interest in community planning. Active membership is $3.00 per year. Sustaining membership is $25.00 per year. Members receive the *CPAC Newsletter* or *Les Nouvelles de l'A.C.U.* each published eight times yearly, and the bilingual quarterly *Community Planning Review*. Members are encouraged to become active supporters of community planning in their community. Branches have been formed in several cities for this purpose.

Report of the Nominating Committee

In accordance with Article VI of the by-laws of the Association, the following have been named by Divisions to the National Council of the Association:

Prince Edward Island.....Claude Smith, Stanley Lancaster
Nova Scotia.....Lloyd Shaw
Quebec.....C. E. Campeau, Jacques Simard
Ontario.....P. Alan Deacon, Dr. Albert Rose
Manitoba.....V. J. Kostka, Eric W. Thrift
Alberta.....(Two to be named)
British Columbia.....H. V. Jackson, L. R. Munroe

H. S. M. Carver has been named by Central Mortgage and Housing Corporation as their representative on the national Council.

The following have agreed to stand for election to the Council for the period October 1952 to October 1953:

Sir Brian Dunfield, St. John's, Newfoundland
R. T. Donald, Toronto, Ontario
W. Harold Clark, Toronto, Ontario
L. E. Ostrander, Winnipeg, Manitoba
P. R. U. Stratton, Vancouver, B.C.
Jacques Tessier, Chicoutimi, P.Q.

Nominations may also be made at the Annual General Meeting by any two Members in good standing.

In view of the experience of the past few years, this Committee recommends that the Divisions and future Nominating Committees for the national Council should attempt to avoid appointing or nominating Divisional Chairmen as national Councillors. Such a practice has tended to place both national and Divisional responsibilities on one individual; and it is the opinion of the Committee that it would be both to the advantage of the various Divisions and to the national Council if other members of the Division filled the positions of national Councillors. In this connection, your Committee makes the suggestion that the Vice-Chairman of any Division might generally be considered an appropriate person to be named or nominated as a national Councillor.

Respectfully submitted,
ERIC W. THRIFT,
Convenor of the Nominating Committee

Housing Highlights

Almost A Billion Dollars Invested in New Housing

Nearly $1,000,000,000 was invested in new housing by Canadians in 1951, it was revealed in the annual review of mortgage lending in Canada, published recently by Central Mortgage and Housing Corporation.

Despite higher costs, higher interest rates and increased difficulties in obtaining mortgages, housing investments totalled $884,000,000, compared with $836,000,000 in 1950.

Total number of homes completed in 1951 was 81,310, compared with 89,015 in 1950. New houses started: 72,079 in 1951, compared to 95,270 the previous year.

Government housing loans dropped during the year, and loans by private institutions followed the same trend. Of the total housing investment the government advanced $150,000,000, or 18 per cent. In 1950 it advance $160,000,000, or 19 per cent of the total investment.

Private lending institutions (including life and fire insurance companies, trust and loan companies, fraternal societies, credit unions and commercial companies) put up 25 per cent of the total, compared with 27 per cent in 1950. Individual and miscellaneous loan sources provided $32,000,000 (four per cent) in 1951 and $50,000,000 (six per cent) in 1950.

The report showed that in 1951, for the first time in the post-war period, the volume and value of gross institutional mortgage loans declined. A total of 57,499 mortgage loans with a value of $431,000,000 were approved last year, compared to 75,950 loans with a value of $523,000,000 in 1950.

The average per capita mortgage loan throughout Canada was: British Columbia, $33; Alberta, $32; Saskatchewan, $7; Manitoba, $27; Ontario, $49; Quebec, $24; New Brunswick, $9; Nova Scotia, $20; Prince Edward Island, $7; and Newfoundland, $2.

The report also showed an over-all increase in construction costs of about 15 per cent, and a .64 per cent increase in interest rates on loans from lending institutions.

Government Housing Policy Condemned at TLC Convention

"Lack of action" on the housing question on the part of the Federal government was condemned by the legislative committee of the Trades and Labor Congress of Canada at the T.L.C.'s recent annual convention in Winnipeg.

Andrew Cooper, chairman of the legislative committee, told the convention that he was "greatly disappointed" in the Prime Minister's reply to the congress' request for government encouragement of low rental housing. The reply stated that there could not be subsidized housing for everyone, and that the government was opposed to a system under which a political machine would have the power to make selections and give one family preference over another.

The committee's report called the shortage of decent housing and accumulation of slum areas "the two worst dangers faced by the democratic world."

Delegates suggestions for improving the situation, brought forth during the debate on housing, included:

Construction of 500,000 housing units a year for the next five or six years, and the demolishing and replacing of another 200,000 sub-standard houses;

That the Federal government make available to municipalities more money for servicing land for housing;

Dispersal of industry in order to alleviate the housing congestion and shortage.

Census Report Reveals Housing Statistics

Housing statistics, dealing with everything from average rental charges throughout the country to tabulation of labour-saving devices within the Canadian home, were revealed recently when the Dominion Bureau of Statistics released results of the 1952 census.

Census figures showed:

1. Canada, with a population of 14,000,000, had 3,587,364 dwellings in 1951—3,423,010 occupied and some of the others under construction.

2. Excepting Newfoundland, there were 3,336,710 dwellings in Canada in 1951, an increase in dwelling units in the nine older provinces of 760,966 since 1941.

3. The predominant house in Canada is still the single detached dwelling with a wooden exterior, but there was an increase in the number with stucco or brick walls.

4. The number of owner-occupied dwellings has increased by 712,593 since 1941, now standing at 2,171,950.

5. There were 879,545 dwellings in Canada without piped water supply; 1,329,335 without a bathtub or shower; and 435,595 without electricity. There are no electric refrigerators in 1,806,675 dwellings; 1,703,500 have no electric or gas ranges, and more than 1,700,000 still use heating or cooking stoves as the main source of heat.

6. On the question of rents, the Bureau found the average throughout the country to be $34 a month. Toronto, the highest in the country, averaged $52 a month, compared to an average of $39 in 1941.

Other figures of more local interest were given extensive newspaper space throughout the country. The Toronto *Globe and Mail* boasted that the Queen City led the country in unusual types of buildings, and announced that the average Torontonian lives in a six-room brick building in need of major repairs. And, with tongue in cheek, the Winnipeg *Tribune* chastized the Bureau for exposing Manitoba, with only one bathtub for every two homes, to the possible nickname "Bathless."

CPAC LOGBOOK

BRITISH COLUMBIA

The function of an organization like CPAC should be stimulating public awareness, Mr. Lloyd T. Keefe, Planning Director for the city of Portland, Oregon, told the Annual Meeting of the British Columbia Division.

Using as an example the city of Portland, Mr. Keefe told the meeting of the mistakes that have been and are being made in city planning. The city of tomorrow, he pointed out, is being built today, and yet we are repeating the errors made in the older cities on this continent.

"Opportunities missed are seldom regained, because later it will be too costly and perhaps too late," he said. "The surest way to change old habits is to arouse public demand for a different way."

Executive officers of the Division for 1952-53 elected at the meeting were:

Hugh Martin, *Chairman*
Mrs. Elsie Shepherd
Mrs. E. Woods
J. Pyper
E. C. Christian
Mrs. W. Parker
G. D. McLean
Brenton S. Brown
G. E. Baynes
George F. Fountain
A. Graham
Harry V. Jackson
W. T. Lane
L. R. Munroe
E. W. Richardson
Dr. J. Lewis Robinson
H. Peter Oberlander
W. Paterson

ALBERTA

A brief containing five recommendations was presented to the CPAC Prairie Regional Conference by delegates of the Edmonton Region Branch of the Association.

The delegates suggested:

(1) That the National Housing Act be amended to allow loans to housing co-operatives on conditions and interest rates similar to those extended to limited dividend companies under Section 9 of the Act, in order to assist such co-operatives constructing dwellings at cost;

(2) That, in consideration of the dirth of Canadian planning textbooks, CPAC adopt a long range policy to provide materials on planning in Canada for the use of teachers and pupils in our schools, and that curriculum makers be advised of the materials now available through CPAC;

(3) That the association enlist the co-operation of the National Film Board and private film producers for the production of Canadian Planning films;

(4) That provision be made in one of the regular CPAC publications for an open exchange of opinions concerning the articles appearing therein, and that a more complete account of progress under special housing legislation, such as section 35, be printed; and

(5) That CPAC endeavour to focus more emphasis on planning within the smaller community in the Prairie Provinces.

MANITOBA

The Manitoba Division played host to 75 delegates from the three prairie provinces at the Prairie Regional Conference of CPAC, held May 21 and 22 in Winnipeg.

Held in conjunction with Community Planning Week, the conference, chaired by Manitoba Division chairman Chris L. Fisher, featured an open forum on planning and addresses by prominent Canadian planners and CPAC officials.

Among the principal speakers were Dr. L. B. Thomson, Director of P.F.R.A.; W. Harold Clark, President of CPAC; Noel Dant, Town Planner, City of Edmonton; A. G. Martin, Calgary City Planner; V. J. Kostka, Associate Professor of Planning, University of Manitoba; Eric W. Thrift, Director of the Winnipeg Metropolitan Planning Commission; L. E. Ostrander, Industrial Commissioner, Canadian National Railways; and Alan H. Armstrong, Executive Director of CPAC.

A panel display on the design of groups of detached houses, prepared for the conference under the direction of Professor Kostka and in co-operation with the University of Manitoba, is now available at a moderate rental fee. Information on or requests for the display can be obtained from Mr. C. F. Greene, Secretary of the Manitoba Division of CPAC, 223 Curry Building, Winnipeg.

An article by Professor Kostka based on the address presented to the conference in conjunction with the display appears in the August issue of the *Community Planning Review.*

ONTARIO

At its Annual Meeting held May 28 in Toronto the Ontario Division drafted a resolution calling for the retention of present standards in the Regent Park Housing project and the application of the same standards in subsequent projects. Copies of the resolution have been forwarded to the appropriate departments of municipal, provincial and federal governments.

The resolution states (1) that the appropriate authorities be requested to retain or improve the standards presently in effect in Regent Park as a minimum in any future works, and, specifically, that under no circumstances should the density of population, the coverage of land by buildings or the height of buildings be permitted to exceed the ratios now established in the Regent Park project.

Divisional executive for 1952-53 are:

Dr. Albert Rose, *chairman*
R. T. Donald, *1st vice-chairman*
K. G. Crawford, *2nd vice-chairman*
W. H. Clark
Clarence M. Cole
P. Alan Deacon
Robert H. Hunter
Mrs. H. L. Luffman
E. J. Pifher
John vanRassel
Mrs. K. Johnstone
William Goulding, Convenor, Ottawa Branch

QUEBEC

The Annual Meeting of Quebec Division was held May 24th and 25th at St. Jean, an industrial city on the Richelieu River. The principal theme of the conference was a study of the Richelieu Valley, utilizing maps and photographs with comments in French and English by Mr. Jacques Simard, of Preville, and Professor Harold Spence-Sales, of McGill University.

Special guest speaker at the conference was Mr. Jean Louis Doucet, Deputy Minister of Municipal Affairs for the Province of Quebec.

Next major activity of the Quebec Division will be its participation in the conference of L'Union des Municipalités de la Province de Québec, which is being held September 3-7, at Dixville Notch, New Hampshire.

NOVA SCOTIA

Frances Morton, Executive Director of the Citizens' Planning and Housing Association of Baltimore, was the guest speaker at the annual meeting and banquet of the Nova Scotia Division, held June 20 in Halifax.

Officers of the Division for 1952-53, elected at the meeting, are:

Major W. E. Tibbs, chairman
D. F. MacIsaac, vice-chairman
Mrs. L. Toward, secretary
W. Snook, treasurer
Lloyd Shaw
George Bates
J. P. Dumaresq
H. Doane
A. E. Priest
H. P. Chisholm
Eric Spinney
Donald M. MacLeod
E. J. Wright
L. R. Fairn
D. A. Webber
N. V. Jankov

PRINCE EDWARD ISLAND

Research, education and action are the three components necessary for the carrying out of the work of CPAC, guest speaker Dr. Frank MacKinnon of Prince of Wales College advised delegates at the Annual Meeting of P.E.I. Division.

Exchange of information and experience with other provinces was helpful, he thought, "but the predominantly rural characteristics of this Province make it different from any other in Canada."

Executive for 1952-53 are:

Claude Smith, *chairman*
Henry Wedge, *vice-chairman*
Stanley Lancaster, *Sec.-Treas.*
Mrs. Lorne Noonan
Mrs. J. A. Lawson
Wendell Mutch
H. Matthews
P. J. McInnis
Melvin McQuaid
Arnold Whiteman

Press Digest

Toronto to Borrow Additional $2,500,000 To Complete Regent Park Development

The Ontario Municipal Board has granted permission to the City of Toronto to borrow an additional $2,500,000 for the completion of the Regent Park Housing Development.

The Board's permission was given on the condition that the money is not to be used to start construction of any new buildings. The new loan will be used primarily to complete the centre and east sections of the development, which contain about 650 units, the central heating plant and a recreational centre.

The city, which has already borrowed the $5,900,000 it was estimated the scheme would cost six years ago, will use the additional funds to complete buildings now under construction.

Edmonton Area Benefits from Oil Boom

Smaller towns surrounding the city of Edmonton are "benefiting to a comparable extent in proportion to their size" from the western oil boom, the Edmonton *Journal* reports editorially.

Attributing the information to the Edmonton District Planning Commission, the *Journal* cited as an example the town of St. Albert, a few miles northwest of the city. Despite the proximity of Edmonton, its commerce has increased steadily, grain marketings are rising and several new firms of considerable size have established themselves since the oil boom began.

This condition applies to all the towns on the city's fringes, Planning Technician Leonard Gertler told the *Journal*. Moreover, Mr. Gertler stated, the Planning Commission anticipates an eventual trend toward relatively more development in these centres than in the city proper, but only when Edmonton has reached its maximum development within the present city limits.

Edmonton Upholds Green Belt Idea

The Edmonton District Planning Commission has upheld the green belt principle by refusing an application for house construction in the "buffer area" surrounding the city.

The Commission ruling on the green belt states that the area is not to be broken down into lots of less than five acres. The rejected application asked permission to create two four-acre lots near the city limits for house construction.

Said the Edmonton *Journal:*

"A difference of one acre may seem too small to bother about, but it is precisely such nibbling that could endanger the belt, for a concession once made would be demanded by others on the grounds of the precedent.

"By sticking to its guns on the green belt question, the Commission and every other party concerned will be serving the best interests of all who live in Edmonton and its environs, all who visit here, and future generations. Let us, above all, preserve the greenery both around and within the city."

Ontario Highways Minister Favours By-Passing Urban Areas

The by-passing of villages and towns by Ontario Department of Highways roadbuilders was confirmed as departmental policy in a recent statement by Highways Minister George H. Doucett.

The Minister told a press conference that for some time the Department's attitude has been to divert heavy through traffic from urban centres as much as possible to relieve strain on street traffic and prevent a mounting accident rate.

The statement resulted from a petition from the town of Brampton to have the proposed rerouting of the King's Highway No. 7 miss the town proper.

Press Digest

CMHC National Fellowships In Community Planning Awarded

Six fellowships, each valued at $1,200, have been awarded by the Central Mortgage and Housing Corporation for postgraduate study in community planning during the academic year 1952-53.

Winners are:

F. Gerald Ridge, Hamilton; Earle A. Levin and Zane Bakum, Winnipeg; Matthew B. M. Lawson and William P. Patterson, Vancouver; and Hugh Owen, Toronto.

The purpose of the fellowships is to assist students to engaged in advanced studies calculated to equip them to do community planning work or enter allied fields.

Weyburn Establishes Community Planning Committee

A by-law authorizing the establishment of a Community Planning Committee was passed recently by the Weyburn, Saskatchewan, city council.

Duties of the newly-established committee, as outlined in the by-law, will be to prepare plans on the existing use and appropriate use of land in the city; a suitable system of streets, roads and thoroughfares; a system of recreational areas; and other improvements toward the orderly development of the city. The committee is also commissioned to prepare a zoning by-law.

The committee, which will be composed of three councillors and four citizen members, will act in an advisory capacity on all matters pertaining to community planning. Members of the Senior and Junior Chambers of Commerce, Public and High School Boards and the Weyburn branch of the Canadian Legion will send representatives to committee meetings to act as advisors.

COMING EVENTS

Town Planning Institute of Canada. The annual general meeting of the Town Planning Institute of Canada will be held Saturday, October 11, in Ottawa.

American Society of Planning Officials: The National Planning Conference sponsored by the American Society of Planning Officials will be held October 5-9 at the Sheraton Plaza Hotel, Boston. Inquire Walter H. Blucher, Executive Director, 1313 E. 60th St., Chicago 37, Illinois.

L'Union des Municipalités de la Province de Québec: L'Union des Municipalités de la Province de Québec annual meeting, including a presentation by the Quebec Division of CPAC, will be held September 3-7, Balsam's Hotel, Dixville Notch, New Hampshire.

International Congress for Housing and Town Planning: The 21st International Congress for Housing and Town Planning will be held September 21-27 in Lisbon, Portugal.

Sixth Annual Meeting of CPAC and Eastern Ontario Regional Meeting: The sixth annual general meeting of CPAC will take place in conjunction with the Eastern Ontario Regional Conference to be held at Queens University, Kingston, September 12-13.

CPAC Newsletter

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